



PETITION NUMBER:	0908-PUD-04	
APPROXIMATE ADDRESS:	3304 East 146 th Street	
PETITIONER:	Ramsey Development Corp of Indiana	
REPRESENTATIVE:	Tim Huber	
REQUEST:	Amendment to the text of the Bridgewater PUD District to allow a transitional health care facility on Parcel M4 of Area Y.	
CURRENT ZONING:	Bridgewater PUD	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
EXHIBITS:	1. Staff Report, 08/03/09 2. Aerial Location Map, 08/03/09 3. Petitioner's Plans, 08/03/09	

PETITION HISTORY

The August 3, 2009 Advisory Plan Commission Workshop Meeting (the "Workshop Meeting") represents the first Workshop Meeting appearance of this petition.

PROCEDURAL

- Amendments to approved Planned Unit Development ("PUD") Districts are required to undergo a Public Hearing. The Public Hearing for this petition is scheduled for the August 17, 2009 meeting of the Advisory Plan Commission (the "APC").
- The purpose of the Workshop Meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the August 3, 2009 Workshop Meeting.
- Notification of the August 3, 2009 Workshop Meeting was provided in accordance with the APC Rules of Procedure.

PROJECT DESCRIPTION

The proposed amendment would allow the development of a transitional health care facility (the "Facility") on the northern half of Parcel M4, which is within Area Y of the Bridgewater PUD (the "Property"). Area Y, called "Bridgewater Marketplace", allows commercial uses. Today, the Property is zoned for commercial retail and office uses. The proposed Facility would contain a mixture of nursing home and assisted living operations (the "Use"). The nature of the Use includes both short-term and longer-term specialized medical care being administered to its clients.



In order to accommodate the Use, two changes to the Bridgewater PUD ordinance are being requested. The first is to amend the definition of “Assisted Living Facility” (found in Exhibit 2 of the PUD ordinance, Ord. 06-49). The current definition does not contemplate 24-hour skilled medical care. The requested amendment would accommodate 24-hour skilled medical care in Assisted Living Facilities. Assisted Living Facilities are permitted in Area Y of the Bridgewater PUD.

The second change would incorporate “Nursing Homes” into the Area Y permitted use table (found in Exhibit 10 of the PUD ordinance, Ord. 06-49). Nursing Homes are not contemplated in Area Y of the Bridgewater PUD.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial (p. 23). The Comprehensive Plan identifies office uses, service uses, institutional uses, and attached residential dwellings as appropriate in the Local Commercial area (p. 47). The Use incorporates several of the contemplated uses for this area, as outlined in the Comprehensive Plan.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road as a “Secondary Arterial” (p. 4-20), and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3).

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System-Aug 2005

Water and sewer services run nearby the Property and would provide acceptable levels of service to the Facility.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.



INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial (p. 23). The Comprehensive Plan identifies office uses, service uses, institutional uses, and attached residential dwellings as appropriate in the Local Commercial area (p. 47). The Use incorporates several of the contemplated uses for this area, as outlined in the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is currently being used agriculturally. It is located in the Bridgewater PUD and is zoned for commercial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that commercial uses are appropriate for this area. The current plan for the Bridgewater PUD calls for retail-commercial to the south and attached residential to the north of the Property. The Use would serve as an appropriate transitional use between the two differing uses.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developments, and the development of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	07/08/09	-	Compliant
Fees	07/08/09	-	Compliant
Legal Description	07/08/09	-	Compliant
Consent Form	07/08/09	-	Compliant
PUD Ordinance	07/08/09	-	Compliant
Traffic Impact Study	NA	-	NA



<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	06/15/09	Compliant
TAC	NA	NA
Public Hearing Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Public Hearing Notice - Newspaper	<i>Pending</i>	<i>Pending</i>
Public Hearing Notice -Mail	<i>Pending</i>	<i>Pending</i>

RECOMMENDATIONS

Forward this petition to the August 17, 2009 Advisory Plan Commission Public Hearing.

KMT